

IOWA VERTICAL INFRASTRUCTURE ADVISORY COMMITTEE

**July 9th, 2009
Meeting Minutes**

The Governor's Vertical Infrastructure Advisory Committee met at Terrace Hill in Des Moines, IA

Call to Order and Roll Call

Those who were in attendance at the site or by conference call are the following:

Dennis Bennett, Vertical Infrastructure Committee Member
Gary Benshoof, Vertical Infrastructure Committee Member
Dan Prymek, Vertical Infrastructure Committee Member
Eve Palmer, Vertical Infrastructure Committee Member
Mary Krier, Vertical Infrastructure Committee Member
Tom Nichols, Vertical Infrastructure Committee Member

Joe Berry, Department of Management
Dean Ibsen, Dept. of Administrative Services, General Services Enterprise
Paul Carlson, Dept. of Administrative Services, General Services Enterprise
Nick Smith, Dept. of Administrative Services, General Services Enterprise
Christine Suckow, Dept. of Administrative Services, General Services Enterprise
Mark Probst, Department of Public Safety
Mickel Edwards, Department of Corrections
Brian Browning, Terrace Hill
Karalyn Kuhns, Dept. of Human Services
Kathy Shannon, Iowa Veterans Home
Jennifer Moehlmann, Dept. of Administrative Services, General Services Enterprise
Ray Walton, Dept. of Administrative Services

Those who were absent from the meeting:

Tara Barney, Vertical Infrastructure Committee Member

Introductions and Welcome

Dean opened the meeting and said that there is no chair so he would start.

Tom Nichols introduced himself. He has worked with general growth and then the Graham Group. His background is in building design, etc. The committee members introduced themselves. Tara Barney the other new member was not present. No one was on the conference call.

Brian Browning talked about Terrace Hill. Built in 1866-1868 right after the Civil War. 4 Governors have lived here. The VIAC has been very generous in supporting Terrace Hill. Brian will give a tour later.

Gary Benshoof nominated Dan Prymek to chair the meeting and Eve Palmer seconded. No comments. Motion carried, Dan was elected as temporary chair.

Questions and Comments from Committee Members

None.

Approval of Meeting Minutes

Mary moved to approve the minutes, Dennis seconded. Motion carried.

Old business – none

Ongoing Issues/Staff Reports

Paul Carlson handed out the project spreadsheets.

In-Process Off Complex – 141 projects in process. Completed Projects – target of 90-100 projects this fiscal year. \$52 million was the allocated amount – actual cost was \$51.6 million. The difference between the two was approximately \$320k. Paul said he meets with each individual project manager every month.

Dean Ibsen said that the money we received in 2006 reverted in the end of June. We are now working with the \$40 million we received in 2007 and \$10 million we received in 2008. IDOM has asked us for an approximate completion date for all the projects that will be funded with 2010 major maintenance money. I-Jobs Bonds is the funding source for this.

ADA – back in March we completed a survey that was sent out to employees on the Capitol Complex to better understand parking, emergency evacuation and other accessibility issues encountered by persons with disabilities. The ADA Advisory Committee will meet next at the end of July. We think we have the money to move forward with some of the ADA projects.

Routine Maintenance – funding allocations are distributed to the agencies on a square foot basis. Brian Browning said that he monitors the very small amount of money Terrace Hill receives for RM.

Demolition – Recommended 150k for this. Some buildings and projects have been identified. There have also been some requests that have been received from the agencies and institutions.

Mercy Capitol is coming on line in December; Shive-Hattery has been selected to architectural and engineering services for the tenant improvements. Part of their work will be to determine how to best utilize the building. We are hoping that we have permission to enter the building before December. Eve Palmer has asked if we know what agencies will be occupying the building. Dean said we do not.

Dean also discussed parking lot 16 north east of grand and the pervious pavement that was used to construct this lot.

Bids have been received for the IUB/OCA building and the low bidder is J.P. Cullen & Sons of Janesville, Wisconsin. Dean said he believes we will be able to award virtually all of the alternates on the project. Construction should start in August. The construction should end in 2010. Daylighting is a big component of this project. We are looking at lower paneled workstations. Operable windows have been included as an alternate. IUB/OCA staff have committed to operating the windows and monitoring them. The intention is that this will be a model building for the rest of the state to look at. There will be lots of documentation focusing on the LEED component.

Tom Nichols asked how large the building is. Dean said it is 44,500sf.

Dan Prymek said it is pretty difficult to get a LEED platinum building construct.

Dean explained LEED – Leading in Energy and Environmental Design. The U.S. Green Building Council (USGBC) has put together this program to monitor building construction and rank buildings on different performance criteria. Based upon the total number of points received, buildings can be certified as LEED, LEED Silver, LEED Gold or LEED Platinum. LEED certification is being pursued for the Ankeny Labs and for the Public Safety Building on the Capitol Complex.

For the new housing project at the Iowa Veterans home we are going for LEED Gold, according to Facilities Manager Kathy Shannon.

Ray Walton said that a small piece of ground has been donated to the state south of Terrace Hill. Bill Kimble and Jim Cownie who donated the land are going to raise the money to turn this area into a parking lot.

Dennis Bennett asked what we are doing with the fuel tank storage at the central energy plant. Dean said that we are doing a \$30k study to see if it needs to be replaced. Dean has recommended that if we are going to use bio-fuels and convert to a stainless steel tank then we should look at alternative funding sources.

Routine Maintenance Square Footages

Dean reviewed the Memorandum of Understanding with the committee. The allocation sheet shows where we are at with the distribution to the agencies. 25.6 cents per foot is the amount that will be located. Dan Prymek asked if monuments get routine maintenance. Dean said that they do not. Tunnels however, do.

Dan asked if anyone has any comments on the routine maintenance square footages and the proposed MOU. Eve Palmer motioned to recommend approval of the proposed distributions. Gary Benshoof seconded. Motioned carried.

Program Evaluation of the Vertical Infrastructure Program

Nick presented the plan for program evaluation. We are focusing primarily on the Vertical Infrastructure Advisory Committee and the major maintenance projects done within a certain time frame. This is a pilot program and we hope that if it is successful we can expand the evaluation for the other parts of the program such as the Capital Planning Commission and the ADA committee. The goal is to measure how successfully we are meeting our program goals and our mission, which is to assist the 11 agencies with their major maintenance needs. Part of the evaluation will be a survey we send out to the stakeholders of the committee. In addition we hope to hold a focus group and our idea is that we will invite some vertical infrastructure members as well as some agency reps and institution business managers.

A couple of the members expressed interested in participating in this.

Staffing, Database, Training

Staffing: Dean mentioned that Christine Suckow has resigned and will be seeking her MBA at Iowa State.

Database: VI is meeting with people from IT to talk about work flow issues and help with our database.

An RFP is going to be issued for the inventory and assessment update. Training: the ISU training is on hold.

Consent Calendar Items

There are only two items on this month's calendar. See handouts – Dan Prymek moved to approve. Eve Palmer seconded. Motion carried.

Energy Initiatives/Sustainable Building Standards (Jennifer Moehlmann, Mike Coveyou)

Energy Initiatives – Jennifer Moehlmann is the energy manager for the Capitol Complex. EO6 is an executive order from Governor Culver that asks agencies to reduce energy use by 15% amongst other things. Jennifer is working with Mid-American for Capitol Complex projects and they offer a pretty good incentive program that gives paybacks for improvements. For the Capitol Complex, her first project was to figure out how much energy was being used. Part of this includes looking closely at the bills and seeing if there are any outliers. Following up on all of these things is equally important.

Brian Browning said if they have an energy audit already done can they submit for energy savings? They are also interested in doing the geothermal at Terrace Hill. Dean Ibsen said that most major maintenance projects are specific to a building system. He thinks it might be difficult to leverage a particular energy system for a building. Jennifer said it would be easier to do this if an energy audit had already been done.

August 12th is the date that applications are due for the \$19 million in stimulus money for energy projects that will be allocated by the Office of Energy Independence. The stimulus was intended to allocate money right away so the money gets pumped back into the economy.

Sustainable Design Standards – Mike Coveyou from the Department of Public Safety discussed his work on these. The standards are part of the state building code but only apply if another provision of the law triggers them. Two statutes can trigger these. Handouts provide more details.

Sustainable design standards are added to the state building code amongst many codes such as International Building Code, National Electrical Code, etc. The State energy code is expected to be adopted on January 1st, 2010. The Governor must notify the Secretary of Energy in writing that the Governor has obtained necessary assurances that specific requirements have been met, as described in the handout and specific to the American Recovery and Reinvestment Act of 2009 (stimulus bill) regarding Energy Code Assurances.

Mike Coveyou also handed out the webpage and a fact sheet for sustainable design standards.

Dean Ibsen asked what the 90% compliance in 8 years means? Mike said that's a really good question because there are a number of issues with requirements. One of the things he doesn't know is how to figure out reasonable compliance. He said that the way he would go about doing it is with all new construction and some part of remodeling of existing buildings.

Questions and Comments from Agency Representatives, Committee Members, Public –

There has been a request for a change in the regular meeting time (second Thursday of the month). The second Wednesday of each month will be considered for the new meeting time for future VIAC meetings. This will be an agenda item at the next meeting.

The committee agreed to hold the next meeting on Wednesday, September 9th at Patrol Post 8 in Mason City.

Meeting adjourned.